Thesis/
Reports
Weiner, J.

ASPEN GLADE CAMPGROUND

EXPANSION AND UPGRADE

FEASIBILITY REPORT

Presented to the Rio Grande Division

United States Forest Service

Monte Vista, Colorado 81144

Submitted by

Jay Weiner
and
Julie Campbell

Adams State College
Alamosa, Colorado 81102
June 15, 1994

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Jay Weiner

Julie Campbell

Julie Campbell

June 15, 1994
Alamosa, Colorado

ASPEN GLADE CAMPGROUND REPORT

Introduction

In November, 1993, we entered into an agreement with the U. S. Forest Service, Rio Grande National Forest Division, to study the feasibility of expanding the Aspen Glade Campground. We surveyed businesses, individuals, and government entities which might be expected to feel the impact of such an expansion. We summarized and analyzed the information to draw conclusions and to make recommendations. These recommendations and observations are ours alone and we are responsible for any errors or omissions.

The portion of the report concerning the survey results is based on a mailing our of 108 surveys of which 46 were returned (a rate of return of 43 percent). The comment section contains the anonymous written remarks from surveys returned and are reproduced as written with wording, spelling, and grammar unchanged. One letter was signed and a photocopy of the entire letter is included.

A break down of costs by amenity is provide at several levels of expansion, namely to increase the current 34 sites to 60, 80 or 100 sites. Costs are projected for construction and maintenance based on estimated figures derived from costs provided by the U. S. Forest Service. Additionally, a projection for estimated revenues is given based on past income and occupancy rates for the proposed improved facilities.

The final section of the report contains a list of people who requested further information as it becomes available concerning this campground expansion project.

Observations

Careful study of the survey results led to the following observations:

1. Generally, most responses indicated a favorable attitude about expansion of the facility.

2. Use of the campground is anticipated to increase if site improvements were made, particularly regarding upgrading of the restroom facilities.

3. With more amenities such as showers and utilities for recreational vehicles, additional visitors are likely to come more often, stay longer and make more use of the area in the summer as well as non-summer seasons.

4. Good public relations efforts will be necessary to alleviate some of the fears of area residents about the expanded campground's potential to decrease use and revenues of private campgrounds.

5. Many respondents believe an expansion will generate increased business for the area by attracting more campers for longer stays.

6. Only one respondent indicated a desire to bid on the entire project and nine others showed interest in partial bids or subcontracting. Efforts will need to be made to inform area residents about the benefits and implications of local contracts and concessionaire participation.

7. Information from the surveys shows more than one-half are likely or somewhat likely to use the campground in the winter if improved.

8. Although many respondents indicated a desire for an Interpretive Center, it was ranked low on the priority scale. Perhaps facility this could be added at a later time depending on budget constraints.

9. The number of respondents who would recommend the campground to friends for a short stay, might increase the length recommended if the sites were improved. Similarly, others who now are reluctant to recommend it to friends might do so after expansion particularly if services were available in off-season months.

Cost are intentionally high
Revenue " " low

EXPANSION COST ESTIMATES

Cost estimates based on figures supplied by U.S. Forest Service to increase capacity from 34 existing sites to 60, 80, and 100 sites, by adding 26, 46, and 66 sites respectively.
No Cost For Upgrade of 34-5 sites

1. Roads

Estimating 3 miles for 26 sites, 5 miles for 46 sites and 7 miles for 66 sites.
Road / mile $238,333 (some variance due to rounding)

	3 miles	**5 miles**	**7 miles**
(1 mile x 15 ft = 1.82 acre)	5.45 acres	9.1 acres	12.7 acres
Clearing and grubbing $9000/acre	$ 49,050	$ 81,900	$114,300
Base work $ 10 / sq yd	$263,780	$440,440	$614,680
Asphalt $15 / sq yd, $400 / ton	$395,670	$660,660	$922,020
Road Signs $250 / each	$ 6,500	$ 11,500	$ 16,500
Totals	**$715,000**	**$1,194,500**	**$1,667,500**

2. Campsites

	26 sites	**46 sites**	**66 sites**
Estimated site 900 sq ft (30x30)			
Clearing and grubbing $9000/acre	$ 4,835	$ 8,554	$ 12,273
Site Preparation$ 5 / sq yd	$ 13,000	$ 23,000	$ 33,000
One-half each type			
Standard sites $1800/site	$ 23,400	$ 41,400	$ 59,400
Complete sites $15000/site	$195,000	$345,000	$495,000

34 Existing Sites

3. Water Service

Well		
$70 / linear ft		
Estimated 50 ft	(1)	**$ 3,500**
Chlorinator		
$2,200 / each	(1)	**$ 2,200**
Shower		
$150 / sq ft		
Estimated 20 ft x 20 ft	(1)	**$ 60,000**
	(2)	**$120,000**
	(3)	**$180,000**
Restrooms		
Clivas Mulch $50,000 / each		
Estimated 1 / 10 sites		
	(3)	**$150,000**
	(5)	**$250,000**
	(7)	**$350,000**
Fountains		
$2,200 / each		
Estimated 1 / 10 sites	(3)	**$ 6,600**
	(5)	**$ 11,000**
	(7)	**$ 15,400**
Holding Tanks		
$5000 / each		
	(3)	**$ 15,000**
	(5)	**$ 25,000**
	(7)	**$ 35,000**

4. Electric Work

$17 / ft	
One mile	**$ 89,760**
Two mile	**$179,520**
Three mile	**$359,040**
Meters	
$1,300 / each	
(3)	**$ 3,900**
(5)	**$ 6,500**
(7)	**$ 9,100**

5. Sanitation

Dumpsters
$520 / each

	(3)	**$ 1,560**
	(5)	**$ 2,600**
	(7)	**$ 3,640**

Dump station (1) **$ 50,000**

6. Trail

Estimated $20,000 / mile

One mile		**$ 20,000**
Five mile		**$100,000**

Information Board
$650 / each

	(1)	**$ 650**
	(2)	**$ 1,300**

Trail Signs
$300 / each

One mile trail	(5)	**$ 1,500**
Five mile trail	(10)	**$ 3,000**

Railing
$55 / sq ft

One mile trail	50 ft	**$ 2,750**
Five mile trail	200 ft	**$ 11,000**

Hand Rails
$20 / linear ft

One mile trail	50 ft	**$ 1,000**
Five mile trail	200 ft	**$ 4,000**

Foot Bridges
$70 / sq ft
Estimated 2 ft x 25 ft

One mile	(3)	**$10,500**
Five mile	(5)	**$17,500**

7. Parking Lot

$1500 / space Asphalt	
30 spaces	**$ 45,000**
40 spaces	**$ 60,000**
50 spaces	**$ 75,000**

8. Interpretive Center

$250 / sq ft	
Estimated 20 ft x 30 ft	**$150,000**

EXPANSION ESTIMATES SUMMARY

Number of sites to be added	**26**	**46**	**66**
Roads	$715,000	$1,194,500	$1,667,500
Campsites	236,235	417,954	599,673
Water/Restrooms	237,300	411,700	586,100
Electricity	93,660	186,020	368,140
Sanitation	51,560	52,600	53,640
Trails	173,200	173,200	173,200
Parking	45,000	60,000	75,000
Interpretive Center	150,000	150,000	150,000
TOTALS	**$1,701,955**	**$2,645,974**	**$3,673,253**

If priced according to figures supplied by the U. S. Forest Service, costs should not exceed these amounts. However, costs are based on a number of assumptions and estimates are not surveyed costs.

PROJECTED REVENUE

AND EXPENSE SUMMARIES

For
Expansion Levels
of
26, 46, and 66 Sites

To

60, 80, and 100 Sites

ASPEN GLADE CAMPGROUND

Revenue from a small grocery store, fishing supplies, firewood & charge, picnicing, entrance fee side trip & other services

Revenue from including neighboring CGs within the drainage are not included

Aspen Glade Campground
Projected Income Statement for 26 site Expansion

Revenues	YR 1	YR 2	YR 3	YR 4	YR5
Fees					
Peak Season May-Sept	$45,108	$46,461	$47,855	$49,291	$50,769
Off Season	$3,030	$3,121	$3,215	$3,311	$3,410
Total Fees	$48,138	$49,582	$51,070	$52,602	$54,180
Expenses					
Operations/Maintenance	$10,000	$10,100	$10,201	$10,303	$10,406
Sanitation	$3,500	$3,535	$3,570	$3,606	$3,642
Utilities	$4,500	$4,545	$4,590	$4,636	$4,683
Roads	$2,200	$2,222	$2,244	$2,267	$2,289
Firewood (Could Be A Revenue)	$1,920	$1,939	$1,959	$1,978	$1,998
Investment Amortization					
Total Expenses	$22,120	$22,341	$22,565	$22,790	$23,018
Projected Income	$26,018	$27,241	$28,505	$29,811	$31,162

Assumptions:
Peak Season May - September
Fees:

Primitive Site (17)	$6
Standard Site (30)	$8
Complete Site (13)	$15

Occupancy Averages 40% first year with a 3% increase each year

Off Season October - April
Fees

Primitive Site (17)	$4
Standard Site (30)	$6
Complete Site (13)	$12

Occupancy Averages 5% first year with a 1% increase each year

Aspen Glade Campground
Projected Income Statement for 46 site Expansion

Revenues	YR 1	YR 2	YR 3	YR 4	YR5
Fees					
Peak Season May-Sept	$56,375	$58,066	$59,808	$61,602	$63,450
Off Season	$3,504	$3,609	$3,717	$3,829	$3,944
Total Fees	$59,879	$61,675	$63,525	$65,431	$67,394
Expenses					
Operations/Maintenance	$13,000	$13,130	$13,261	$13,394	$13,528
Sanitation	$4,700	$4,747	$4,794	$4,842	$4,891
Utilities	$5,500	$5,555	$5,611	$5,667	$5,723
Roads	$3,300	$3,333	$3,366	$3,400	$3,434
Firewood	$3,840	$3,878	$3,917	$3,956	$3,996
Total Expenses	$30,340	$30,643	$30,950	$31,259	$31,572
Projected Income	$29,539	$31,031	$32,575	$34,172	$35,822

Assumptions:
Peak Season May - September
Fees:

Primitive Site (17)	$6
Standard Site (30)	$8
Complete Site (13)	$15

Occupancy Averages 35% first year with a 3% increase each year

Off Season October - April
Fees

Primitive Site (17)	$4
Standard Site (30)	$6
Complete Site (13)	$12

Occupancy Averages 4% first year with a 1% increase each year

Aspen Glade Campground
Projected Income Statement for 66 site Expansion

Revenues	YR 1	YR 2	YR 3	YR 4	YR5
Fees					
Peak Season May-Sept	$62,811	$64,695	$66,636	$68,635	$70,694
Off Season	$3,438	$3,541	$3,647	$3,757	$3,869
Total Fees	$66,249	$68,236	$70,284	$72,392	$74,564
Expenses					
Operations/Maintenance	$16,000	$16,160	$16,322	$16,485	$16,650
Sanitation	$5,900	$5,959	$6,019	$6,079	$6,140
Utilities	$6,500	$6,565	$6,631	$6,697	$6,764
Roads	$4,400	$4,444	$4,488	$4,533	$4,579
Firewood	$7,680	$7,757	$7,834	$7,913	$7,992
Total Expenses	$40,480	$40,885	$41,294	$41,707	$42,124
Projected Income	$25,769	$27,352	$28,990	$30,685	$32,440

Assumptions:
Peak Season May - September
Fees:

Primitive Site (17)	$6
Standard Site (30)	$8
Complete Site (13)	$15

Occupancy Averages 30% first year with a 3% increase each year

Off Season October - April
Fees

Primitive Site (17)	$4
Standard Site (30)	$6
Complete Site (13)	$12

Occupancy Averages 3% first year with a 1% increase each year

RECOMMENDATIONS

Based on the results of the survey responses and the estimates of costs for expansion, we recommend the U. S. Forest Service consider expanding the Aspen Glade Campground by no more than 26 additional sites for a total of no more than 60. The projected revenue schedule indicates the rate of return possible. At this level of service, the campground likely can be operated at a profit if occupancy rates remain the same the first year and then increase.

Of the new sites, we believe 13 should be full service or complete sites to accommodate travel trailers and recreational vehicles year around, and 13 standard sites for other users. Restroom and shower facilities, roads, a dump station, dumpsters, and trails are needed as well. The trails could be designed in loops to make both long and short hikes possible.

WEINER and CAMPBELL
School of Business
ADAMS STATE COLLGE
Alamosa, CO 81102
719-589-7161
February 1, 1994

Name
Address
Town

Dear _____;

Your input is important in helping us understand what area residents and businesses think about expanding the Aspen Glade Campground on the Conejos River. The U. S. Forest Service is considering supporting the improvement and addition of sites and services at the campground. If these were undertaken by individuals or businesses, revenues would stay in the local economy. Presently fees are sent to the federal treasury. Some campgrounds in other national parks or forests are operated by concessionaires.

Please take a few minutes to complete the attached questionnaire and then return it to us in the enclosed, stamped envelope. Use the bottom of the form or an additional sheet to add any comments you wish to make. The information will be considered confidential and all responses are anonymous.

Your opinion will help us in preparing a report to the Forest Service that accurately reflects the feelings of the people. Thank you in advance for you help.

Sincerely,

Jay Weiner

Julie Campbell

Enclosures

United States Forest Service

Aspen Glade Feasibility Study

The United States Forest Service is considering expanding and upgrading the Aspen Glade Campground. The answers gained from this questionnaire will be used to determine the public acceptance for this project and to help determine the level of services that should be provided in the new facility. All information collected by this survey will be held in confidence.

Instructions:
Please take a few moments to complete this questionnaire and return it in the Addressed Stamped Envelope enclosed.

Thanks for your cooperation!

Julie Campbell
Adams State College
School of Business
Alamosa, CO 81102

Jay Weiner
Adams State College
School of Business
Alamosa, CO 81102

1. Which of the following items do you own? (Check all that Apply)

[ ] Camper Shell for Pick-up [ ] Motor Home [ ] Pop-up tent Trailer
[ ] Tent [ ] Travel Trailer

2. Which of the following outdoor activities do you participate in? (Check all that Apply)

[ ] Backpacking [ ] Camping [ ] Climbing
[ ] Cross Country Skiing [ ] Downhill Skiing [ ] Fishing
[ ] Horseback Riding [ ] Hunting [ ] Mountain Biking
[ ] Natural Habitat Study [ ] Photography [ ] Snowmobiling

3. Which of the following seasons are you most likely to participate in outdoor activities?

[ ] Spring [ ] Summer [ ] Fall [ ] Winter [ ] All Seasons

4. Have you ever visited the Aspen Glade campground?

[ ] Yes [ ] No; If you answered No, SKIP to Question 10.

5. How many times per year, on average, would you say that you visit the Aspen Glade Campground?

[ ] 0 [ ] 1 [ ] 2-4 [ ] 5-7 [ ] more than 7

6. How long has it been since you last visited the Aspen Glade campground?

[ ] less than 1 month [ ] 1 to 3 months [ ] 3-6 months
[ ] 6-9 months [ ] 9-12 months [ ] more than one year

7. Please describe the amenities that you found to be adequate during your most recent visit to the Aspen Glade campground. (Check all that apply):

[ ] electrical connections [ ] garbage disposal facilities
[ ] number of fireplaces [ ] number of picnic tables
[ ] supply of water [ ] supply of firewood
[ ] restroom/shower facilities [ ] roads

8. The fees you paid during this most recent visit were (Check only one):

[ ] less than expected for this type of facility
[ ] about average for this type of facility
[ ] higher than expected for this type of facility
[ ] I didn't have to pay for this visit

9. If asked by friends, I would

[ ] never recommend this campground
[ ] recommend this campground for short stays only
[ ] recommend this campground for long stays only
[ ] highly recommend this campground for any length of stay

10. Do you believe that the U.S. Forest Service should consider expanding and upgrading the facilities at the Aspen Glade campground?

[ ] Yes; Why? _____

[ ] No; Why? _____

11. If the U.S. Forest Service expanded and upgraded the facilities at Aspen Glade, what effect would these changes have on local businesses?

_____

_____

12. If the U.S. Forest Service expanded and upgraded the facilities at Aspen Glade, what level of increased usage should the forest service seek to encourage?

[ ] None [ ] Little [ ] Moderate [ ] High

13. If the U.S. Forest Service were to undertake an expansion and upgrade the existing facilities, in what order should these projects be completed? Rank the most important item number 1. Rank the remaining items in decreasing order so that the least important item on this list is number 9.

_____ Dump Stations
_____ Electrical Hook-ups
_____ Fireplaces
_____ Hiking/Cross Country Ski Trails
_____ Improved Road Access
_____ Interpretive Center
_____ Picnic Tables
_____ Restrooms/Shower Facilities
_____ Water Hook-ups

14. Which of the following services do you think should be provided in the Aspen Glade campground? (Check all that Apply)

[ ] C&T Railroad Connection	[ ] Cross Country Ski Rentals	[ ] Fishing Supplies
[ ] Groceries	[ ] Horse Rentals	[ ] Hunting Supplies
[ ] Interpretive Center	[ ] Snack Bar/Restaurant	[ ] Snowmobile Rentals

15. If the U.S. Forest Service expanded and upgraded the facilities at Aspen Glade to offer those services you checked in Question 3, what is the likelihood that you would visit this facility?

[ ] Not at all [ ] Not Very Likely [ ] Somewhat likely [ ] Very Likely

16. If the U.S. Forest Service expanded the Aspen Glade campground to include more winter activities, how likely would you be to use this facility during the winter months?

[ ] Not at all [ ] Not Very Likely [ ] Somewhat likely [ ] Very Likely

17. Regarding campground usage fees, would you be willing to?

[ ] Pay the same fees that the U. S. Forest Service charges now
[ ] Pay the same fees that the U. S. Forest Services charges for similar campgrounds
[ ] Pay a fee for each specific service/amenity used on your visit

The following information is used only for reporting purposes. All information provided will be held in confidence.

18. Which of the following best describes your age?
[ ] under 18 [ ] 18-24 [ ] 25-34 [ ] 35-49 [ ] 50 -65 [ ] over 65

19. Sex: [ ] Female [ ] Male

20. Which of the following best describes your household or family size?
[ ] One [ ] 2-3 [ ] 4-5 [ ] 6 or more

21. Which of the following best describes your occupation/employer?
[ ] State Government Employee [ ] Local Government Employee
[ ] Private Business with 10 or more employees [ ] Private Business with less than 10 employees
[ ] Self Employed

22. Which of the following best describes your annual income?
[ ] less than 15,000 [ ] 15-25,000 [ ] 25-50,000 [ ] 50-75,000 [ ] over 75,000

23. Which of the locations listed below is closest to your place of residence?
[ ] Alamosa, CO [ ] Antonito, CO [ ] Chama, NM [ ] Conejos, CO
[ ] La Jara, CO [ ] Manassa, CO [ ] Magote, CO [ ] Romeo, CO
[ ] Sanford, CO [ ] Other; _____

24. Which of the locations listed below is closest to your place of employment?
[ ] Alamosa, CO [ ] Antonito, CO [ ] Chama, NM [ ] Conejos, CO
[ ] La Jara, CO [ ] Manassa, CO [ ] Magote, CO [ ] Romeo, CO
[ ] Sanford, CO [ ] Other; _____

25. If the U. S. Forest Service undertakes this expansion/upgrade of the Aspen Glade campground, would you like to:
[ ] bid on the entire project
[ ] bid on part of the project as a subcontractor
[ ] provide some of the services/equipment to the new facility
[ ] none of the above

If you would like more information about this project as it becomes available please write your name and address in the space provided below.

Name: _____
Address: _____
_____
City: _____ State: _____ Zip: _____

Use the space provided below for any additional comments.

SUMMARY OF RESPONSES TO SURVEY QUESTIONS

The following gives each survey question with the number and/or percentages of responses as appropriate.

1. Which of the following items do you own? (Check all that apply)

Responses	
13	Camper Shell for Pick-up
27	Tent
6	Motor Home
13	Travel Trailer
2	Pop-up Tent

From People Within the Area
Does not include Oklatex user survey information

2. Which of the following outdoor activities do you participate in? (Check all that apply)

Responses	
16	Backpacking
9	Cross Country Skiing
19	Horseback Riding
8	Natural Habitat Study
37	Camping
11	Downhill Skiing
24	Hunting
20	Photography
7	Climbing
35	Fishing
6	Mountain Biking
13	Snowmobiling

3. Which of the following seasons are you most likely to participate in outdoor activities?

Responses	
8	Spring
25	Summer
15	Fall
6	Winter
6	All Seasons

4. Have you ever visited the Aspen Glade Campground?

Responses	
27	Yes
8	No (If no, SKIP to Question 10)

5. How many times per year, on average, would you say you visit the Aspen Glade Campground?

Responses	
7	0 times
11	1 time
8	2-4 times
1	5-7 times
0	more than 7

6. How long has it been since you last visited the Aspen Glade Campground?

Responses	
1	less than 1 month
0	1-3 months
3	3-6 months
4	6-9 months
5	9-12 months
14	more than one year

7. Please describe the amenities that you found to be adequate during your most recent visit to Aspen Glade Campground. (Check all that apply)

Responses	
2	electrical connections
11	number of fireplaces
11	supply of water
8	restroom/shower facilities
11	garbage disposal facilities
15	number of picnic tables
4	supply of firewood
15	roads

8. The fees you paid during this most recent visit were (Check only one):

Responses

0	less than expected for this type of facility
9	about average for this type of facility
2	higher than expected for this type of facility
13	I didn't have to pay for this visit (?)

If use figures @40% and based on pay envelopes then maybe it does not include these 13

9. If asked by friends, I would

Responses

4	never recommend this campground
11	recommend this campground for short stays only
2	recommend this campground for long stays only
11	recommend this campground for any length of stay

Did not define length of stay

(Permitte would want to increase)

10. Do you believe that the U. S. Forest Service should consider expanding and upgrading the facilities at the Aspen Glade Campground?

Responses

23	Yes
15	No

11. If the U. S. Forest Service expanded and upgraded the facilities the the Aspen Glade Campground, what effect would these changes have on local business?

Responses *(Copied exactly as they appeared on surveys)*

- Would improve.
- Probably put us out of business. We have owned our own campground 42 years.
- It would increase our business if the facilities were expanded, by having more spaces for campers.
- None.
- We own cabin in the Rio Grande Forest. It could hurt our business.

- I believe they would enhance existing businesses by accommodating large number of tourists and better volumes during the shoulder seasons.

- It might draw more tourists to spend lengthier stays in the area, necessitating goods/products/(crafts?) from local businesses.

- The upgrade would enhance local businesses.

- It would provide a boom to the local economy by keeping tourists in the area longer.

- Increased economic benefits.

- Improvement.

- Improved services to visitors along Byway, would keep people in the valley longer, thus generate revenue.

- Probably a good affect, but law enforcement needs to be included in the process for the additional tourists.

- Very little.

- More people, more business.

- Probably none! Unless a lot of out of state people come.

- Would attract more tourism to Conejos Canyon. It would then help all local businesses.

- Bring in more travelers to shop.

- Don't know.

- Bring more people to campground which would use more facilities in towns.

- We would attract more tourists, in the summer and fall. Aspen Glade use to be a popular campground but it is to small and there is not enough room for week end campers.

- Would increase competition on local campgrounds and could reduce their income.
- Decrease usage at old "KOA" at Fox Creek, probably increase at Fox Creek Store.
- Reduce locally infused revenue; no increase in visitor days.
- Local businesses would surely benefit with more (satisfied) tourists.
- Would change types that would use the area. Might spend more.
- We never know until that time - we feel like it would improve.
- Gas stations, grocery stores, tackle shops - would get more business.
- I believe all the campgrounds need upgrading - especially Mix Lake. It is always without adequate water etc... Upgrading all campsites would enhance business up and down Conejos Canyon.
- There are enough private areas to camp with less expense for the consumer.
- No effect for my business.
- I feel it could do nothing but benefit local businesses.
- Bankrupt them.
- It would probably increase business.
- At this point in time, given that tourism is a must for the valley and the people voted down tourism monies, anything/everything that can be done to promote the tourism economy should be done. How else will our businesses survive?

12. If the U. S. Forest Service expanded and upgraded facilities at Aspen Glade, what level of increased usage should the forest service seek to encourage?

Responses	
10	None
4	Little
16	Moderate
9	High

13. If the U. S. Forest Service were to undertake an expansion and upgrade the existing facilities, in what order should these projects be completed? Rank the most important item number 1 Rank the remaining items in decreasing order so that the least important item on this list is number 9.

Mean of Responses		Responses in rank order
5.4	Dump Stations	**7**
5.6	Electrical Hook-ups	**8**
4.9	Fireplace	**4/5**
4.9	Hiking/Cross Country Ski Trails	**4/5**
5.1	Improved Road Access	**6**
6.8	Interpretive Center	**9**
4.7	Picnic Tables	**3**
2.4	Restrooms/Shower Facilities	**1**
4.1	Water Hook-ups	**2**

Responses listed in rank order from most important to least important

Restrooms/Shower Facilities "Bingo"
Water Hook-ups
Picnic Tables
Fireplace **and** Hiking/Cross Country Ski Trails (Tied in ranking)
Improved Road Access
Dump Stations
Electrical Hook-ups
Interpretive Center

14. Which of the following services do you think should be provided in the Aspen Glade Campground? (Check all that apply)

Responses	
9	C&T Railroad connection
12	Groceries
14	Interpretive Center
5	Cross Country Ski Rentals
10	Horse Rentals
6	Snack Bar/Restaurant
10	Fishing Supplies
9	Hunting Supplies
6	Snowmobile Rentals

15. If the U. S. Forest Service expanded and upgraded the facilities at Aspen Glade to offer the services you checked in Question 14, what is the likelihood that you would visit this facility?

Responses	
6	Not at all
9	Not very likely
15	Somewhat likely
10	Very likely

16. If the U. S. Forest Service expanded Aspen Glade Campground to include winter activities, how likely would you be to use this facilities in the winter months?

Responses	
12	Not at all
8	Not very likely
16	Somewhat likely
6	Very likely

17. Regarding campground usage fees, would you be willing to

Responses	
10	Pay the same fees that the U.S. Forest Service charges now
10	Pay the same fees that the U.S. Forest Service charges for similar campgrounds
15	Pay a fee for each specific service/amenity used on your visit

18. Which of the following best describes your age?

Responses	
1	Under 18
0	18-24
4	25-34
19	35-49
16	50-65
6	over 65

19. Sex:

Responses	
11	Female
34	Male "Amazing = showers"

20. Which of the following best describes your household or family size?

Responses	
3	One
19	2-3
15	4-5
7	6 or more

21. Which of the following best describes your occupation/ employer?

Responses	
4	State government employee
6	Local government employee
5	Private Business with 10 or more employees
17	Private Business with less than 10 employees
14	Self-employed

22. Which of the following best describes you annual income?

Responses	
5	Less than $15,000
7	$15-25,000
20	$25-50,000
8	$50-75,000
3	over $75,000

23. Which of the following locations listed below is closest to your place of residence?

Responses	
10	Alamosa, CO
4	Antonito, CO
7	Chama, NM
4	Conejos, CO
9	La Jara, CO
5	Manassa, CO
1	Magote, CO
0	Romeo, CO
3	Sanford, CO
3	Other

24. Which of the locations listed below is closest to your place of employment?

Responses	
11	Alamosa, CO
5	Antonito, CO
6	Chama, NM
4	Conejos, CO
12	La Jara, CO
2	Manassa, CO
3	Magote, CO
0	Romeo, CO
2	Sanford, CO
1	Other

25. If the U. S. Forest Service undertakes this expansion/upgrade of the Aspen Glade Campground, would you like to:

Responses	
1	bid on entire project
2	bid on part of contract as a subcontractor
7	provide some of the services/equipment to the new facility
35	none of the above

Additional Comments *(Copied exactly as they appeared on surveys)*

- Wish you well on this possible expansion and improvement of campground.
- I would like to see local people (Conejos County) involved in the expansion of the Aspen Glade Campground.
- If I want to go to the mountains I want to get away from people. Aspen Glade Park is not in my interests at all. Sorry.
- Tourism is good clean E.D.!
- It appears there are adequate summer facilities. Winter sports facilities are not available.
- I feel if you are a property tax payer in the San Luis Valley there should not be a fee for services in the parks which are in the local areas.
- Too much government and too many taxes to our private business. The government is killing us - putting us out of business. We are also in the gasoline/service station business. Probably we will be forced to close it up.

- Last labor day, on a Monday, I decided to take my small motor home, take my dog, and go up Conejos Canyon. I didn't get there until about 2:00 p.m. I had taken a salad to eat there at a picnic table. The campers had pretty well all cleared out when I got there. I stopped at the top level, and got out to eat my salad at a picnic table. Left my dog in the motor home. Before eating a bite, the campground hostess came over to tell me, I couldn't stay there. That place was for picnics only. Also, I couldn't leave my dog out. I told him I knew I couldn't leave my dog out without a leash. Then he pointed to the forest ranger parked a short distance away. He told me that the ranger just sat there so he could give out tickets to violators and, he had a whole lot of tickets to give out. How do you think this all made me feel? That as a tax paying citizen of Conejos County, I was not welcome to use Aspen Glade Campground. Why enlarge it when people are treated this way? I got in my motor home and drove up Conejos Canyon a ways, and parked along the road. You know, widow ladies like to go to the mountains, too.

- Stop govt waste.

One additional, signed letter is photocopied in its entirety and follows.

To: Julie Campbell
Jay Weiner
Adams State College
Alamosa, CO 81102

11 April, 1994

From: Greg & Pat Gates
Bud & Norma Evans
Conejos River Campground
26714 Highway 17
Antonito, Colorado 81120

Dear Julie and Jay,

We are very concerned about the idea of expanding the facilities at the Aspen Glade campground. It would certainly drive us and the other small businesses in the valley out of business. It would also do little to serve the Public.

The Conejos River Campground is a small independent business. This Campground offers 15 full hook-up spaces, showers, a swimming pool, a small necessity store, and a few acres of pull-in camping sites. Last year we took in $9,000 before expenses. We averaged 5 campers per night, most of them being full hook-ups. Our rates are the more expensive rates of the valley renting a fill hook-up space for $13.00 a night.

As you can see we are not a high profit organization. Compared to the $20.00 you could spend at campgrounds in other areas of the state, our prices are very reasonable and campers get a very fair deal by staying at our campground.

But this means our profit margin is quite low and we and the other businesses in the valley are sensitive to any more competition moving into the area. Especially when this competition is Federally supported. It is like Disneyland moving next door to a roadside carnival. The carnival is out of business! Yet it is worse because we are helping to pay for the "Disneyland" with our taxes! Our Federal government should be trying to help the small busness, not compete with it.

Is there a demand for the increased services at Aspen Glade? From the numbers staying at our campground and the short camping season, May through September, it doesn't seem like there is a demand for services like showers, hook-ups, or dump stations. Instead there is a demand for increased things to do like hiking trails, road access, and interpretive centers. If you are going to spend federal dollars on camping facilities, then do it in a high use area like Roosevelt National Park.

The small campgrounds in the Conejos River valley fill a market niche of providing full service camping areas. This niche is saturated, the rates are low, and we have excess capacity. Right now our campgrounds work in concert with the federal campgrounds who provide a place for those who enjoy a more rugged approach to camping. Increasing the camping services at Aspen Glade would upset this balance and unfairly compete with our businesses. We would be forced to try litigation to stop this expansion. Such litigation has recently been successful in California.

Thank you for including us in this survey. We would be glad to discuss this matter more with you and we are interested in any further developments.

Sincerely

Greg Gates
Pat Gates
Norma Evans

GENERAL STATISTICAL MODEL

The statistical model used was correlation analysis to measure the strength of the relationship (correlation) between two variables. Correlation is the measurement of the degree to which changes in one variable are associated with changes in another.

The coefficient of correlation (R) gives an indication of the degree of association between the variables of interest. The value of R can range from **-1** to **+1**. The stronger the relationship between the variables, the closer to 1; the closer to zero, the weaker the relationship.

Using a Pearson Correlation Matrix, Question 10 (regarding belief that the Aspen Glade Campground should or should not be expanded) responses were correlated with the responses of questions 4, 5, 6, 15, 16.

Several questions use a frequency distribution to group the data into categories showing the number of responses in each category.

PEARSON CORRELATION MATRIX

Question 4 (Have you ever visited Aspen Glade Campground?) correlated with responses to Question 10 (the campground should be upgraded)

Coefficient of correlation (R) **-0.146**
The negative sign indicates that people who have visited Aspen Glade are slightly more in favor of upgrading the facility. Respondents are equally likely to favor the expansion of the campground whether they have visited or not. A smaller number indicates a weak relationship between visiting the campground and belief it should be upgraded.

Number of observations: 38

Question 5 (How many times have you visited Aspen Glade Campground?) correlated with responses to Question 10 (the campground should be upgraded)

Coefficient of correlation **0.439**
The larger number indicates a strong relationship between frequency of visiting the campground and belief it should be upgraded. The more visits respondents make to Aspen Glade in a year, the more likely they are to want it expanded

Number of observations: 26

Question 6 (Recency of last visit to Aspen Glade Campground?) correlated with responses to Question 10 (the campground should be upgraded)

Coefficient of correlation **-0.227**
The negative number indicates that more recent visitors to Aspen Glade are slightly more in favor of the expansion.

Number of observations: 25

Question 15 (Likelihood of visiting Aspen Glade Campground if upgraded?) correlated with responses to Question 10 (the campground should be upgraded)

Coefficient of correlation **0.710**
The larger number indicates a strong relationship between likelihood of visiting the campground and belief it should be upgraded. If the Aspen Glade Campground is expanded, people are much likely to visit.

Number of observations: 34

Question 16 (Likelihood of winter visits if Aspen Glade Campground upgraded?) correlated with responses to Question 10 (the campground should be upgraded)

Coefficient of correlation **0-.639**
The larger number indicates a strong relationship between the likelihood of visiting the campground in the winter and belief it should be upgraded. If the Aspen Glade Campground is expanded, people are much more likely to visit during the winter season.

Number of observations: 36

ANALYSIS OF RANKING OF PRIORITIES

Question 13 (If the U. S. Forest Service were to undertake an expansion and upgrade the existing facilities, in what order should these projects be completed? Rank the most important item number 1. Rank the remaining items in decreasing order so that the least important item on this list is number 9.)

Dump Stations
Electrical Hook-ups
Fireplaces
Hiking/Cross Country Ski Trails
Improved Road Access
Interpretive Center
Picnic Tables
Restrooms/Shower Facilities
Water Hook-ups

	Dump Stations	Electrical Hook-ups	Fire-Places
Number of Responses	30	31	30
Minimum	2.000	1.000	1.000
Maximum	9.000	9.000	9.000
Mean	5.379	5.586	4.395
Standard Deviation	2.403	2.323	1.896

	Hiking X-Skiing	Road Access	Interpretive Center
Number of Responses	30	31	30
Minimum	1.000	1.000	1.000
Maximum	9.000	9.000	9.000
Mean	4.900	5.097	6.800
Standard Deviation	2.975	2.495	2.784

	Picnic Tables	Restroom/ Showers	Water Hookups
Number of Responses	31	29	29
Minimum	1.000	1.000	1.000
Maximum	9.000	8.000	9.000
Mean	4.677	2.448	4.138
Standard Deviation	2.271	1.938	2.431

According to the survey results:
Restroom and showers are the top priorities.
The Interpretive Center is the lowest priority.

GRAPHS OF RESPONSES

FOR

ASPEN GLADE CAMPGROUND

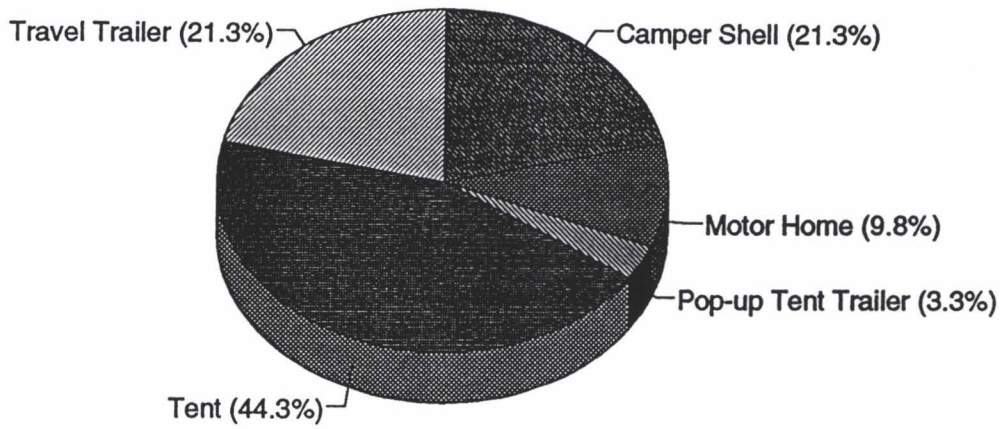
EXPANSION AND

IMPROVEMENT

SURVEY

Question 1
Which of the following items do you own? (Check all that apply)

[ ] Camper Shell for Pickup [ ] Motor Home [ ] Pop-up tent Trailer
[ ] Tent [ ] Travel Trailer



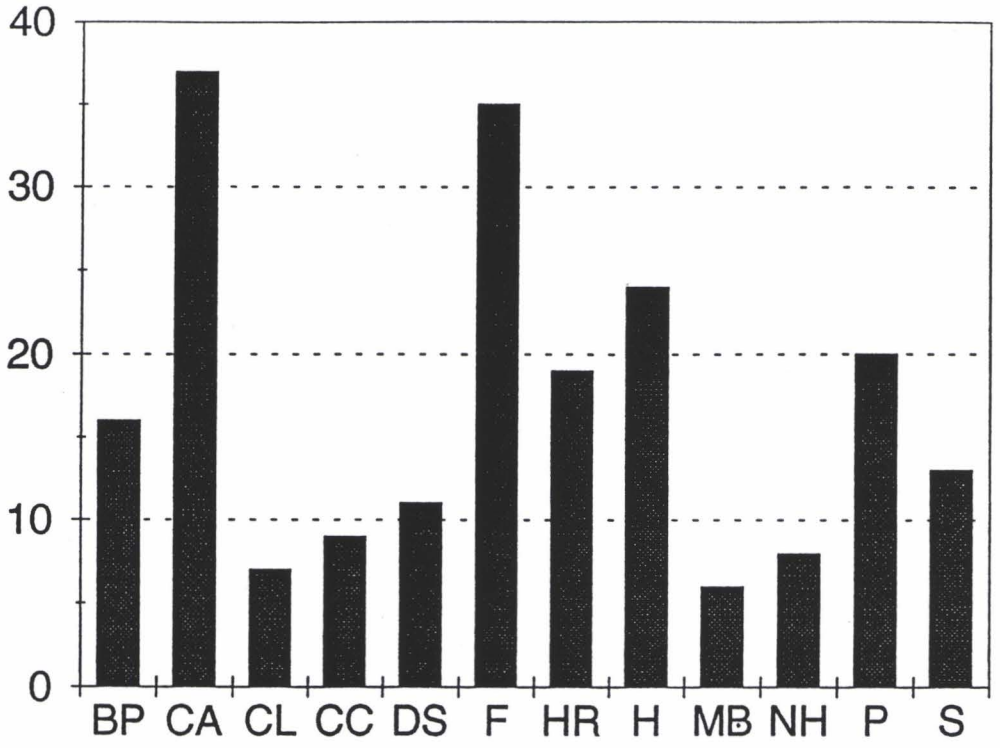
Frequency Distribution

13	Camper Shell
6	Motor Home
2	Pop-up Tent Trailer
27	Tent
13	Travel Trailer

Question 2

Which of the following outdoor activities do you participate in?

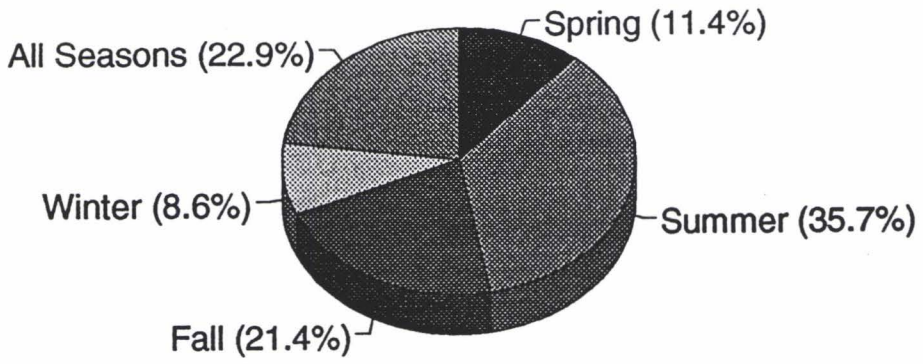
[ ] Backpacking	[ ] Camping	[ ] Climbing
[ ] Cross Country Skiing	[ ] Downhill Skiing	[ ] Fishing
[ ] Horseback Riding	[ ] Hunting	[ ] Mountain Biking
[ ] Natural Habitat Study	[ ] Photography	[ ] Snowmobiling



Frequency Distribution

16	Backpacking	BP
37	Camping	CA
7	Climbing	CL
9	Cross Country Skiing	CC
11	Downhill Skiing	DS
35	Fishing	F
19	Horseback Riding	HR
24	Hunting	H
6	Mountain Biking	MB
8	Natural Habitat Study	NH
20	Photography	P
13	Snowmobiling	S

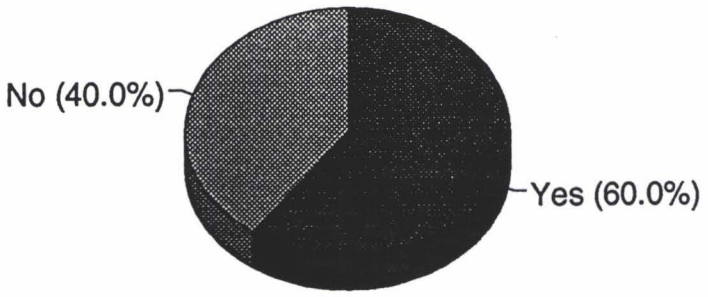
Question 3
Which of the following seasons are you most likely to participate in outdoor activities?
[ ] Spring [ ] Summer [ ] Fall [ ] Winter [ ] All Seasons



Frequency Distribution

8	Spring
25	Summer
15	Fall
6	Winter
16	All Seasons

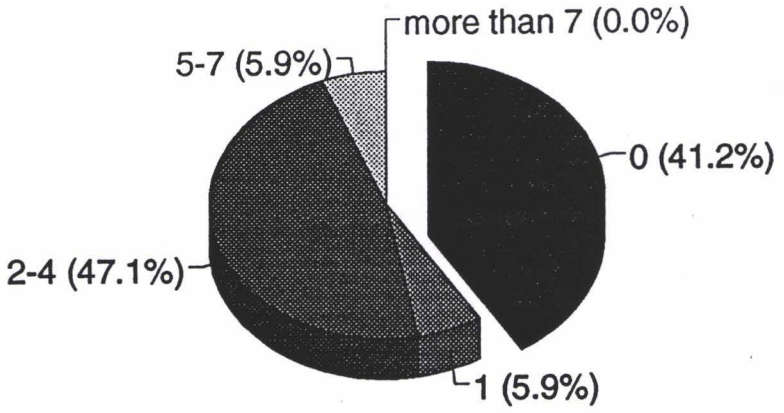
Question 4
Have you ever visited the Aspen Glade campground?
[ ] Yes [ ] No



Frequency Distribution

27	Yes
18	No

Question 5
How many times per year, on average, would you say that you visit the Aspen Glade Campground?
[ ] 0 [ ] 1 [ ] 2-4 [ ] 5-7 [ ] more than 7



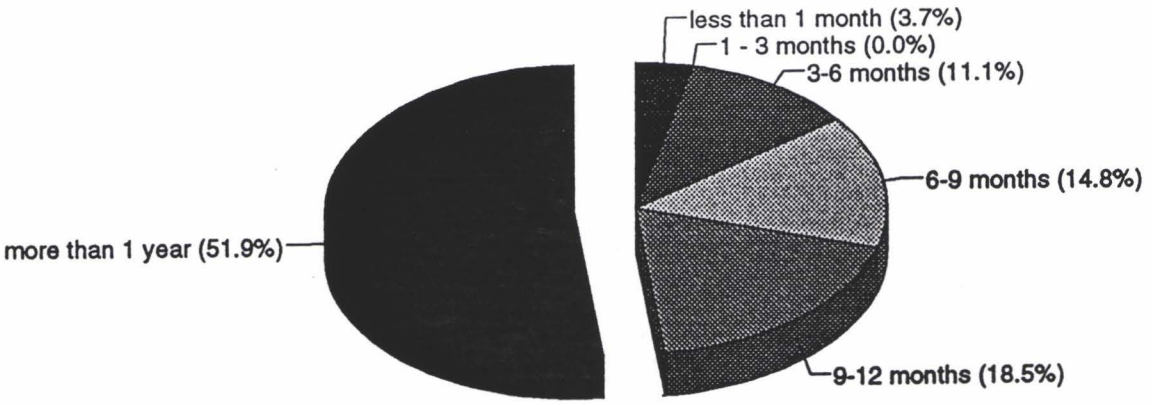
Frequency Distribution

7	0
1	1
8	2-4
1	5-7
0	more than 7

Question 6

How long has it beren since you last visited the Aspen Glade Campground?

[ ] less than 1 month [ ] 1-3 months [ ] 3-6 months
[ ] 6-9 months [ ] 9-12 months [ ] more than 1 year



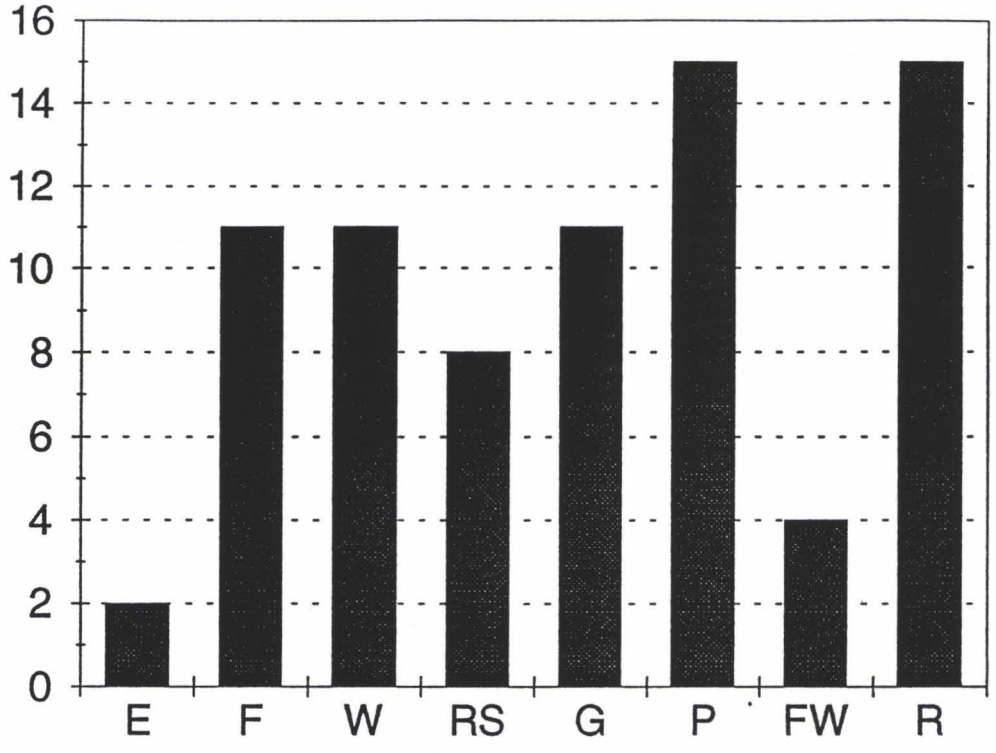
Frequency Distribution

1	less than 1 month
0	1 - 3 months
3	3-6 months
4	6-9 months
5	9-12 months
14	more than 1 year

Question 7

Please describe the amenities that you found to be adequate during your most recent visit to the Aspen Glade campground. (Check all that apply)

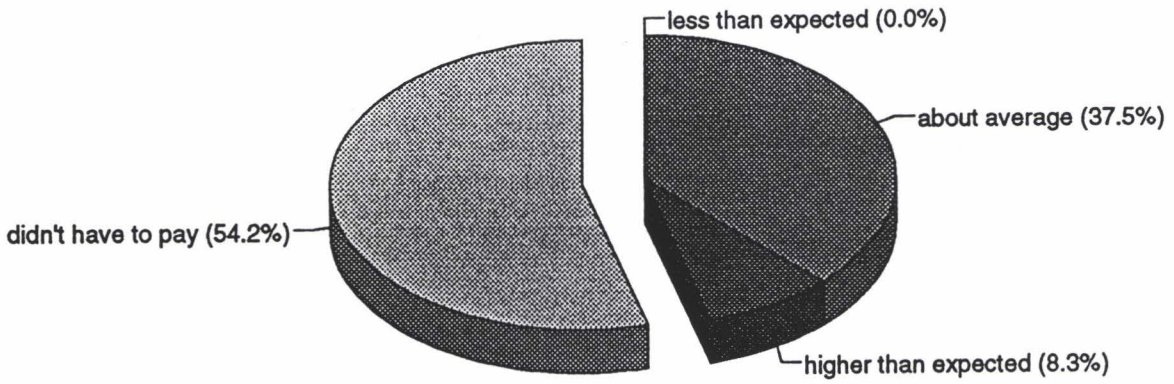
[ ] electrical connections
[ ] number of fireplaces
[ ] supply of water
[ ] restroom/shower facilities
[ ] garbage disposal facilities
[ ] number of picnic tables
[ ] supply of firewood
[ ] roads



Frequency Distribution

2	electrical connections	E
11	number of fireplaces	F
11	supply of water	W
8	restroom/shower facilities	RS
11	garbage disposal facilities	G
15	number of picnic tables	P
4	supply of firewood	FW
15	roads	R

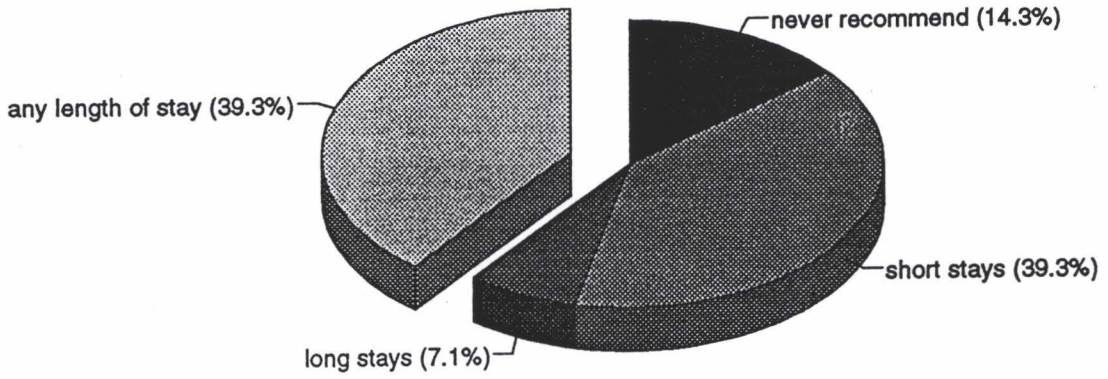
Question 8
The fees you paid during this most recent visit were (Check only one):
[ ] less than expected for this type of facitlity
[ ] about average for this type of facility
[ ] higher than expected for this type of facility
[ ] I didn't have to pay for this visit



Frequency Distribution

0	less than expected
9	about average
2	higher than expected
13	didn't have to pay

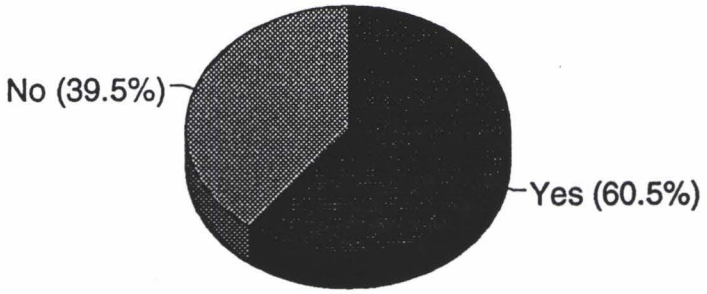
Question 9
If asked by friends, I would
[ ] never recommend this campground
[ ] recommend this camground for short stays only
[ ] recommend this campground for long stays only
[ ] highly recommend this campground for any length of stay



Frequency Distribution

4	never recommend
11	short stays
2	long stays
11	any length of stay

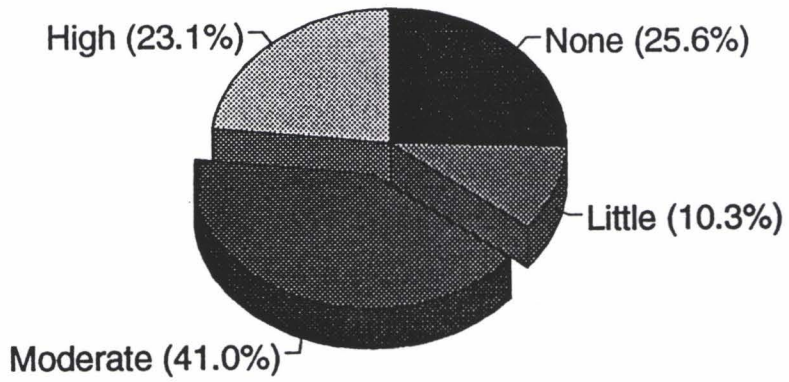
Question 10
Do you believe that the U.S. Forest Service should consider expanding and upgrading the facilities at the Aspen Glade campground?
[ ] Yes [ ] No



Frequency Distribution

23	Yes
15	No

Question 12
If the U.S. Forest Service expanded and upgraded the facilities at Aspen Glade, what level of increased usage should the Forest Service seek to encourage?
[ ] None [ ] Little [ ] Moderate [ ] High



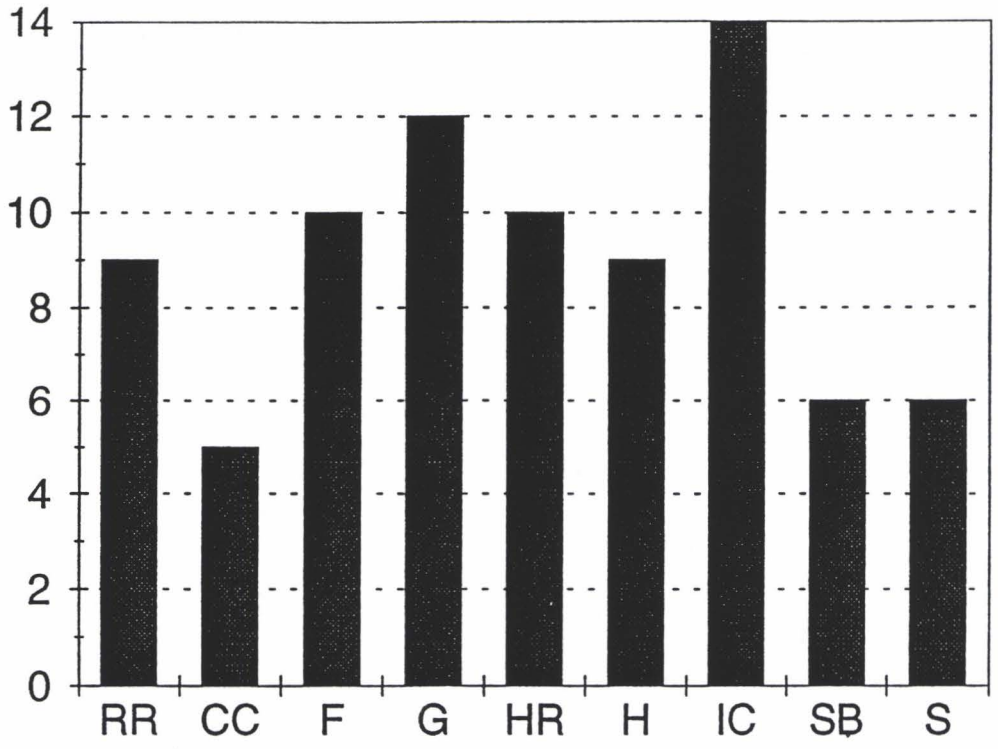
Frequency Distribution

10	None
4	Little
16	Moderate
9	High

Question 14

Which of the following services do you think should be provided in the Aspen Glade campground? (Check all that apply)

[ ] C&T Railroad Connection	[ ] Cross Country Ski Rentals	[ ] Fishing Supplies
[ ] Groceries	[ ] Horse Rentals	[ ] Hunting Supplies
[ ] Interpretive Center	[ ] Snack Bar/Restaurant	[ ] Snowmobile Rentals



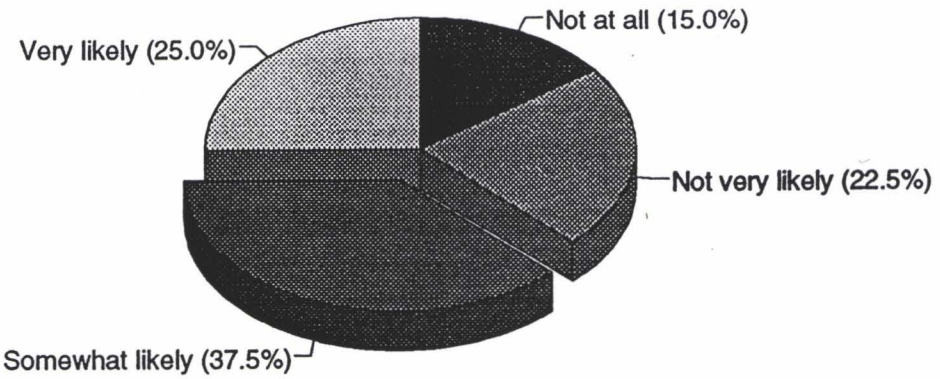
Frequency Distribution

9	C&T Railroad	RR
5	CC Ski Rentals	CC
10	Fishing Supplies	F
12	Groceries	G
10	Hores Rentals	HR
9	Hunting Supplies	H
14	Interpretive Center	IC
6	Snack Bar/Restaurant	SB
6	Snowmobile Rentals	S

Question 15

If the U.S. Forest Service expanded and upgraded the facilities at Aspen Glade to offer those services you checked in Question 14, what is the likelihood that you would visit this facility?

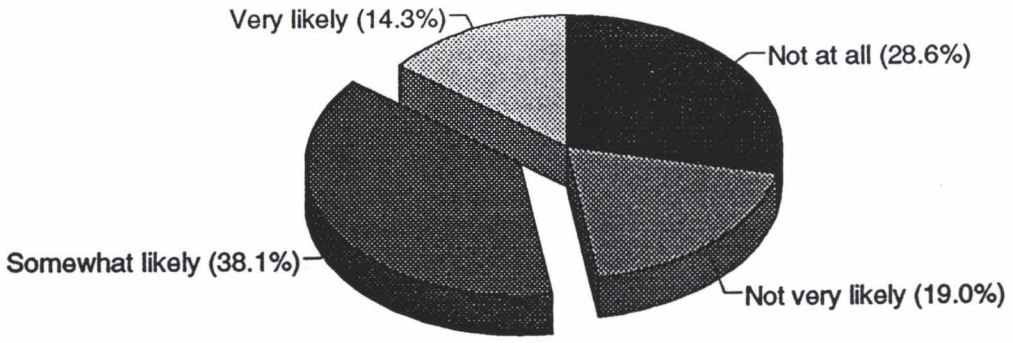
[ ] Not at all [ ] Not very likely [ ] Somewhat likely [ ] Very likely



Frequency Distribution

6	Not at all
9	Not very likely
15	Somewhat likely
10	Very likely

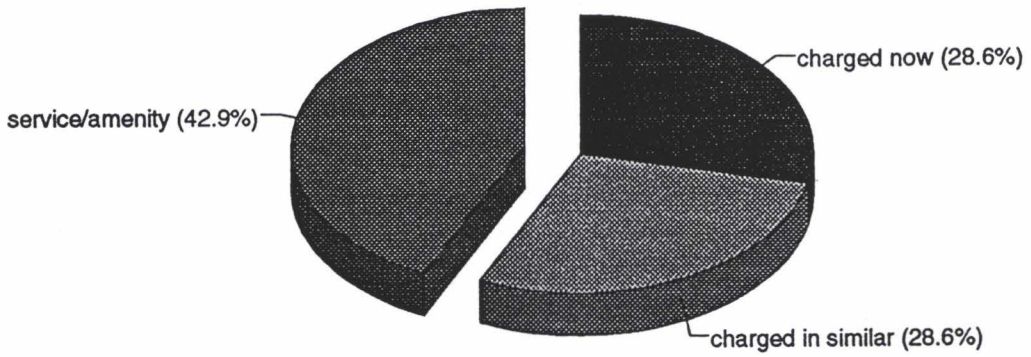
Question 16
If the U.S. Forest Service expanded and upgraded the facilities at Aspen Glade to include more winter activities, how likely would you be to use this facility during the winter months?
[ ] Not at all [ ] Not very likely [ ] Somewhat likely [ ] Very likely



Frequency Distribution

12	Not at all
8	Not very likely
16	Somewhat likely
6	Very likely

Question 17
Regarding campground usage fees, would you be willing to?
[ ] Pay the same fees that the U.S. Forest Service charges now
[ ] Pay the same fees that the U.S. Forest Service charges for similar campgrounds
[ ] Pay a fee for each specific service/amenity used on your visit



Frequency Distribution

10	charged now
10	charged in similar
15	service/amenity

LIST OF NAMES
REQUESTING FURTHER INFORMATION

The following persons requested they be sent information concerning any further decisions regarding the expansion and upgrading of the Aspen Glade Campground.

Butch Rawls
dba Mountain Trail Outfitters
7129 County Road 4 West
Del Norte, CO 81132

Sheral Munson
Gibson Service Station
13399 St Hwy 285
La Jara, CO 81140

Steven H. Zetterquist
Manassa Market
P.O. Box 250
Manassa, CO 81141

Lorraine Ross
Conejos Propane Bountiful
15150 County Road T5
La Jara, CO 81140

Max DeHerrera, Jr.
DeHerrera Towing and Repair Service
21343 Hwy 285
La Jara, CO 81140

Sand Dunes National Monument
ATTN: TM
11500 Hwy 150
Mosca, CO 81146

Rusty Spur
P.O. Box 596
Antonito, CO 81120

John Stump
SLV Regional Development and Planning Commission
700 Main Street
Alamosa, CO 81101

Jim Mietz
Resource & Conservation Development
1417 Main Street
Alamosa, CO 81101

Howsley's Fox Creek Store
26573 South Hwy 17
Antonito, CO 81120

Barbara Mertain
Silver Lakes Trout Club
2009 Swede Lane
Monte Vista, CO 81144

Gerald and Pauline Bumwell
Rocky Mountain Lodge
P.O. Box 57
Antonito, CO 81120

William R. & Cody Diekroger
dba Authentic 1870's Cattle Drives
MW Ranch - 19451 195th Avenue
Hudson, CO 80642

Conejos River Campground
26714 State Hwy 17
Antonito, CO 81120

Ed Sowards
Kelloff's Food Market, Inc.
P,O, Box 67
La Jara, CO 81140

La Jara Trading Post
P.O. Box 679
La Jara, CO 81140

Gerald Rivera
Conejos County Sheriff
P.O. Box 37
Conejos, CO 81129

Julie Howard
Bureau of Land Management
1921 State Street
Alamosa, CO 81101

Clancy Spicer
dba Conejos Ranch
P.O. Box 175
Conejos, CO 81129

Robert Knowlton
dba High West Outfitters
RR 1 Box 1A
Sanford, CO 81151

Randy Keys
dba Cottonwood Meadows Tackle and Grocery
34591 Hwy 17
Antonito, CO 81120

Joe Vigil
Cumbres & Toltec Scenic Railroad
P.O. Box 395
Chama, NM 87520

Edward E. Vigil, Jr.
Twin River Campground & Trailer Park
P.O. Box 155
Chama, NM 87520

Frank Garcia
Chama DQ Brazier
P.O. Box 38
Chama, NM 87520